

142.A

0002

0065.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

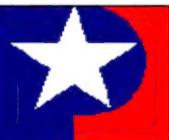
821,400 / 821,400

USE VALUE:

821,400 / 821,400

ASSESSED:

821,400 / 821,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		NEWPORT ST, ARLINGTON

OWNERSHIP	Unit #:	65
-----------	---------	----

Owner 1: TINTOCALIS MELISA &

Owner 2: GAUTHIER CHRISTOPHER R

Owner 3:

Street 1: 65 NEWPORT ST UNIT 65

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: JUREIDINI IMAD/SUSAN -

Owner 2: -

Street 1: 65 NEWPORT ST UNIT 65

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 2416 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7844												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	817,900	3,500		821,400		280306
							GIS Ref
							GIS Ref
							Insp Date
							09/17/18

PREVIOUS ASSESSMENT		Parcel ID		142.A-0002-0065.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	817,900	3500	.	821,400	Asses'd Value Notes Date
2021	102	FV	793,800	3500	.	797,300	Year end 12/23/2021
2020	102	FV	781,800	3500	.	785,300	Year End Roll 12/10/2020
2019	102	FV	675,300	3500	.	678,800	Year End Roll 12/18/2019
2018	102	FV	596,900	3500	.	600,400	Year End Roll 1/3/2019
2017	102	FV	544,000	3500	.	547,500	Year End Roll 12/20/2017
2016	102	FV	544,000	3500	.	547,500	Year End 1/4/2016
2015	102	FV	502,500	3500	.	506,000	Year End Roll 12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
JUREIDINI IMAD/	63575-184		5/6/2014		583,500 No No
FERTIK JOSHUA G	53125-185		7/1/2009		504,200 No No
CAMPBELL LINDA	47642-583		6/16/2006		547,000 No No

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name								
5/13/2015	485	Solar Pa	36,488									9/17/2018	Measured	DGM	D Mann								
												6/2/2015	Permit Insp	PC	PHIL C								
												5/14/2015	SQ Returned	MM	Mary M								
												5/2/2007	External Ins	BR	B Rossignol								

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good																			
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath:	Rating:																			
Prime Wall: 4 - Vinyl				A HBth:	Rating:																			
Sec Wall: 1 - Wood Shingl	25%			OthrFix:	Rating:																			
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1														
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O															
View / Desir:				Fpl:	Rating:			Other																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																
				CONDO INFORMATION				Lvl 2																
								Lvl 1																
								Lower																
								Totals	RMs: 8	BRs: 4	Baths: 2	HB												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
				Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRS	FL														
				Functional:	%	Interior:	1	8	4															
				Economic:	%	Additions:																		
				Special:	%	Kitchen: 1999																		
				Override:	%	Baths:																		
				Total:	10.8 %	Plumbing:																		
						Electric:																		
						Heating:																		
						General:																		
CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL												
				Basic \$ / SQ:	305.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten			
				Size Adj.: 1.08460259							GLA	Gross Liv Ar	2,416	324.190	783,239									
				Const Adj.: 0.98000199																				
				Adj \$ / SQ: 324.188																				
				Other Features: 90000																				
				Grade Factor: 1.00																				
				NBHD Inf: 1.04999995																				
				NBHD Mod:																				
				LUC Factor: 1.00																				
				Adj Total: 916901																				
				Depreciation: 99025																				
				Depreciated Total: 817876																				
MOBILE HOME				Make:		Model:		Serial #:		Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 142.A-0002-0065.0												IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
3	Garage	D	Y	1	18X9	A	GD	1960	30.43	T	30	102			3,500			3,500						
More: N				Total Yard Items:				3,500	Total Special Features:								Total:	3,500	AssessPro Patriot Properties, Inc					